

# \$445,000 - 1122 34 Street Se, Calgary

MLS® #A2206600

**\$445,000**

1 Bedroom, 1.00 Bathroom, 691 sqft  
Residential on 0.15 Acres

Albert Park/Radisson Heights, Calgary, Alberta

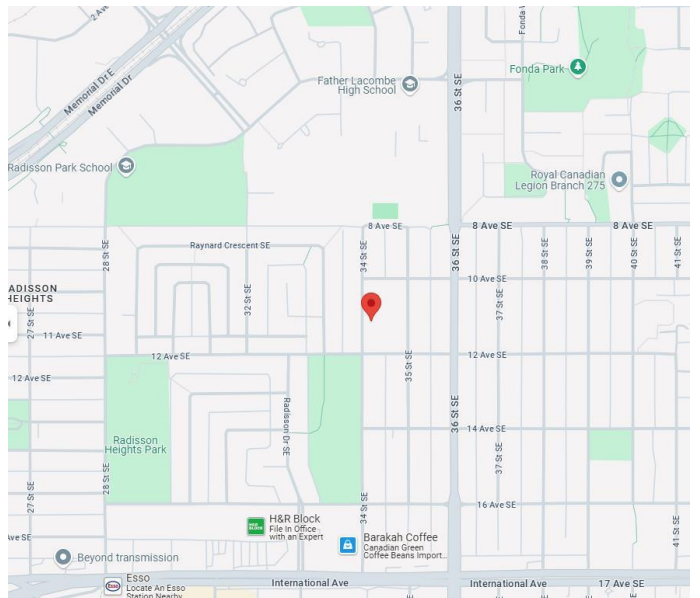
Attention developers and investors! This 50â€™ x 130â€™ R-CG zoned lot offers exceptional potential for a high-density residential project in one of Calgary's sought-after inner-city neighborhoods. With zoning in place to accommodate up to MULTI UNIT, this property is a rare find for those looking to capitalise on Calgary's growing demand for multi-family housing.

Currently, the lot features a small home and a double detached garage, providing holding income while you plan your project. Whether you envision modern townhomes, stylish row housing, or a mix of residential options, this site is perfectly positioned for a lucrative development.

Key Highlights:

- ? 50â€™ x 130â€™ R-CG Zoned Lot â€œ Ready for multi-unit development
- ? Potential for up to MULTIPLE UNITS (as per zoning regulations)
- ? Prime location â€œ Close to transit, parks, schools, and amenities
- ? Existing home + garage â€œ Ideal for short-term rental or interim use
- ? Strong market demand for affordable, well-located housing options

Opportunities like this don't come oftenâ€”act now to secure this strategic investment property before it's gone!



Built in 1953

### **Essential Information**

MLS® #	A2206600
Price	\$445,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	691
Acres	0.15
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1122 34 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0Z8

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
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Lot Description	Back Yard, Cleared, Few Trees
Roof	Metal
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	Comox Realty
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